



Mayor & Council of Berlin

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**Town of Berlin
Planning Commission
June 14th, 2023– 5:30 PM
Berlin Town Hall – Council Chambers**

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: May 10, 2023
4. Chris Carbaugh – Concept Plan Review Bay Street
5. Karbyte Enterprise LLC. – Concept Plan Review Germantown Road
6. Comments from the Public
7. Comments from the Staff
8. Comments from the Chairman
9. Comments from the Commissioners
10. Adjournment

Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Dave Engelhart at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland

Town of Berlin
Planning Commission Meeting
May 10th, 2023

Chairman Chris Denny called the May 10th, 2023, meeting to order at 5:30PM. Members present were Chris Denny, Ron Cascio, Matt Stoehr, Austin Purnell, Pete Cosby, Newt Chandler, and Phyllis Purnell. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the agenda. Mr. Ron Cascio made the motion to adopt the May 10th, 2023, agenda. Mr. Newt Chandler seconded the motion, and it was unanimously accepted by the commission. Chairman Denny stated there were no minutes to approve.

Chairman Chris Denny called the next item on the agenda for 115 Broad Street, Case # 5-10-23-02 requesting Site Plan Approval. Planning Director Dave Engelhart told the applicants to introduce themselves to the board. Mr. Glenn Davis and Mr. Adam Davis are the applicants. Chairman Denny told the applicants to tell them what they wanted to do. Mr. Adam Davis stated what they are looking to do is to turn 115 Broad into a Craft Brewery. He stated they would like to retain as much history as they could on the property. He stated he would like to thank the commission and Mr. Dave Engelhart, Mayor Zack Tyndall and Ivy Wells. Mr. Adam Davis stated with their plans they are not trying to change the structure but want to keep it as historic and to bring it back as much as possible. The siding from the Southern State era would like to restore it with board and batten siding. They have proposed a 2000sq ft addition for a warehouse which would have board and battens. They also presented the site plan for the location. Inside he said he wants to get rid of the wall after you enter the building for the restaurant. They would have a lease agreement with Street Kitchen to operate as a restaurant and to have a beer and liquor license. They are filing for a brewery permit which is a little different from what they are required to do.

Mr. Davis stated he would like this to be a community gathering place for families. He thought it would be a featured place for Berlin. Mr. Glenn Davis said the brew house would be to the rear. The bar would run parallel at the back of the building. They would move the walk-in cooler that would give room for more seating. Adding a deck to the back corner of the building with chairs. The existing loading dock we would like to glass it off with a solid hip wall and have sliding glass windows to have a sound buffer for the neighbors. Trying to alleviate any complaints from the neighbors. Mr. Glenn Davis thought this would be a good introduction to the Rails to Trails for walkers and bikers. The Street Kitchens does a lot of events and catering we could use the space as a private event space. The beer garden we would have a fence the height as required. Mr. Davis talked about the hours of operation he stated whatever the liquor board would allow. He said he would like to have wine also. Chairman Chris Denny asked about the parking was he okay with that. Planning Director Dave Engelhart stated the parking depends on the occupancy from the Fire Marshals Office. Mr. Davis stated it would be walkable for people, it would be ADA accessible with a ramp and will have a bike rack. Mr. Matt Stoehr asked if they would have live music. Mr. Davis replied maybe something outside or even inside on a Saturday afternoon, something acoustic, nothing like a stage. Mr. Engelhart asked about

usable space. Mr. Davis replied about 3000 sq ft. Mr. Engelhart said he would need about 20 parking spaces. Mr. Glenn Davis stated Adam is not going to be a music venue. It will be a restaurant. Planning Director Dave Engelhart stated we had never received complaints from the previous owners while they were in business. Mrs. Phyllis Purnell asked if it would be seven days a week. Mr. Davis replied yes. Mr. Davis stated that's the reason they put the Brewery on the Adkins side of the lot. Mr. Austin Purnell asked what he suspected noise wise would be and how many trucks coming and going. Mr. Davis replied maybe 2 to 3 trucks delivering grain maybe beeping from a fork loader. Chairman Chris Denny asked for comments from the public. Ms. Gina Velong asked about them being a restaurant. Her concern was having a buffer for safety on the street. Mr. Davis stated the Fire Marshals Office would determine the occupancy capacity. Mr. Glen Davis stated parking wouldn't be more than what the previous owner had. He said they would have to go back to the architect to see what they could do. Mrs. Lauren Georgevich, Adam's wife, stated people had written letters in support. They had decided to glass in an area to make it like a three-season room to block noise. Mr. Engelhart read the letters into the record.

Chairman Chris Denny asked about the parking being a condition upon the approval. Mr. Engelhart replied it can be. Mr. Pete Cosby asked about the lighting plan if they would have down lighting. Mr. Ron Cascio stated they needed larger drawings, lighting, and landscaping. Mr. Cosby stated, show some trees. Would like to see as many trees as you can get. Mr. Newt Chandler stated it's a good plan and that Mr. Glenn Davis had redone 200 South Main Street. He didn't think they had anything to worry about. Mr. Stoehr asked if he could put in a bike rack. Mr. Austin Purnell, Mr. Pete Cosby and Mr. Chandler thought it was a good concept. Mr. Ron Cascio thought it was a good location, but his one concern was the noise. Mr. Glenn Davis stated they are four blocks away and a phone call away.

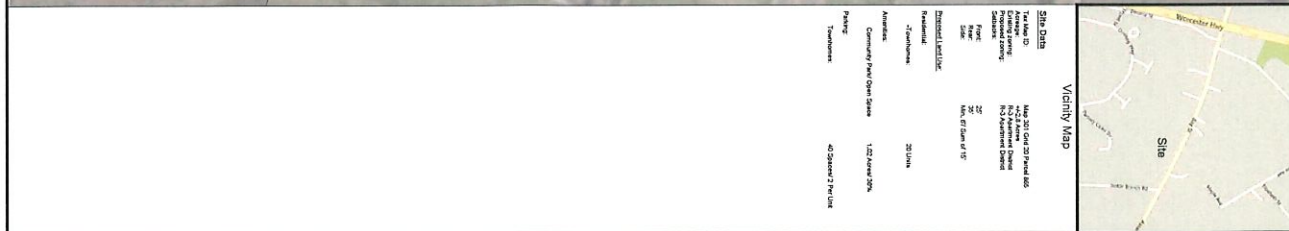
Mr. Ron Cascio made the motion to approve contingent on the parking spaces and getting full size detailed architectural renderings, lighting, landscaping, bike racks and signage. Mr. Austin Purnell seconded the motion. Mr. Engelhart questioned the board if they needed to bring him back or get full-size plans so they could make comments. They would let him know after they received the plans.

The commission members asked for paper copies of the comp plan. Six copies are needed per their request for printed copies. Conversation pursued on Air b-n-b. Ms. Gina Velong asked about STR's being put online and any other licenses. Mr. Jay Knerr said he had complained to different town staff. Mr. Engelhart replied to the question they are having talks about the situation. Chairman Chris Denny called for a motion to adjourn. Mr. Newt Chandler made the motion to adjourn. Mr. Austin Purnell seconded the motion. Meeting adjourned at 6:19PM.

Respectfully Submitted,



Carolyn Duffy



PLANS ISSUED FOR:		
Review		
REVISIONS:		
REV	REVISION/REASON	DATE

Bay Street - Berlin, Maryland
Worcester County



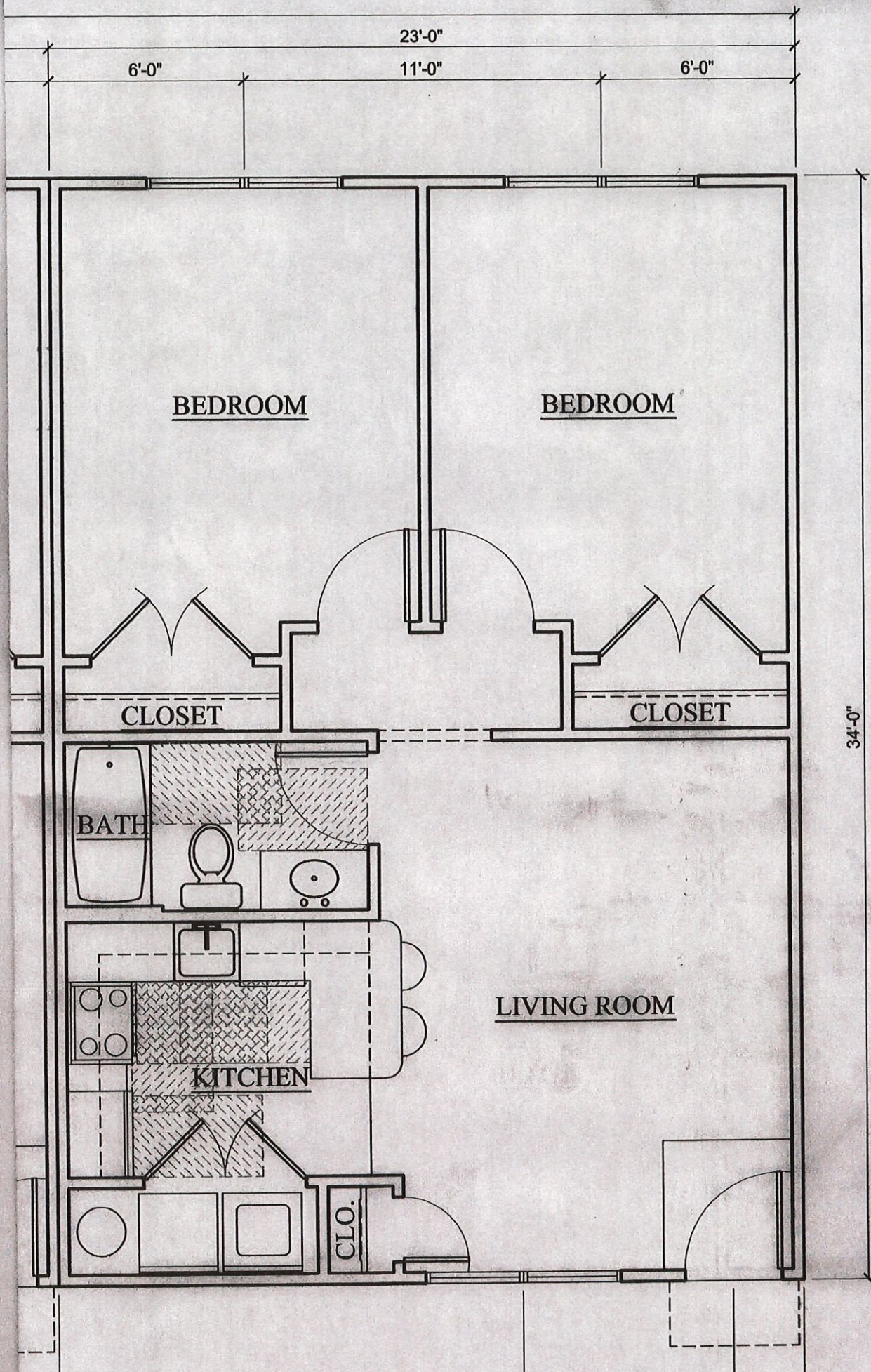
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Civil Engineers
Land Planners
Landscape Architects
Surveyors

Concept Plan

C-100



BERLIN PROPERTY

INTERSECTION OF ROUTE 113 &
GERMANTOWN ROAD, BERLIN, MARYLAND

SITE PLAN STUDY

17 MAY 2023

KARBYTE
ENTERPRISES LLC







